

103 87-207-SPHA **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 409.4 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an existing off-street business parking area in a DR-5.5 Zone in accordance with Section 409.4 of the BCZR. All records have been lost or misplaced concerning the previous approval which would have occurred to the best of our knowledge on or about January, 1970, and has been in existence and used to this date as an off-street business parking area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): 1842 JOPPA ROAD, SP.

(Type or Print Name) 37 Melvin Handwerker

Signature (Type or Print Name) Signature

Address (Type or Print Name) Address

City and State (Type or Print Name) City and State

Attorney for Petitioner: 207 East Redwood Street, 237-2565

(Type or Print Name) Address Phone No.

Signature (Type or Print Name) Signature

Address (Type or Print Name) Address

City and State (Type or Print Name) City and State

Attorney's Telephone No.: 207 East Redwood St., 837-2565

Address Phone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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103 87-207-SPHA **PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 409.2b, 3, 5 and 6 of the BCZR to permit 25 parking spaces in lieu of the required 83 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Hardship and practical difficulty: The shopping center is over 15 years old and the site topography and size does not allow for the expansion of any additional parking spaces. The site is an existing small neighborhood convenience center with a supporting parking area that cannot be expanded. The current business is successful and must expand to meet the needs of its patrons while remaining in its current location. However, the change in use from retail to a deli and restaurant requires an increase in parking spaces which cannot be accomplished on this site. Therefore, the variance is requested to allow a total of 25 spaces instead of the required 83. A variance of 58 spaces.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): MELVIN HANDWERGER

(Type or Print Name) (Type or Print Name)

Signature (Type or Print Name) Signature

Address (Type or Print Name) Address

City and State (Type or Print Name) City and State

Attorney for Petitioner: 207 E. Littlewood St., 837-2565

(Type or Print Name) Address Phone No.

Signature (Type or Print Name) Signature

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City and State (Type or Print Name) City and State

Attorney's Telephone No.: 207 E. Littlewood St., 837-2565

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IN RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE NW/cor. of Joppa Road and Littlewood Road 9th Election District Melvin Handwerker, Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 87-207-SPHA

The Petitioner herein requests a special hearing to determine whether or not approval should be granted to allow an existing off-street business parking area in a DR-5.5 zone, and additionally, a variance to permit 25 parking spaces in lieu of the required 83 spaces.

Testimony on behalf of the Petitioner indicated that the one-story masonry building on the site was constructed in 1970 and the attached 72-foot wide commercial building on the west was constructed in 1972. Both have been operated as an integrated small shopping center since that time. Although no records remain, apparently the permit for parking in a residential zone was issued prior to construction. Forty-six spaces are available between the two properties, ample for the low usage businesses now on the site. There is no parking on Joppa Road; the church parking lot to the west is both at a distance and up a hill; there is little or no parking on Littlewood Road adjacent to the site, and any parking spaces would be on an upward incline. The operator of the present deli and butcher shop wishes to enlarge his business and provide tables for deli customers, hence the instant petition. Hours will be 7:00 AM to 10:00 PM. Owners of the other businesses in the center do not object; two Littlewood Road residents spoke in favor of the expansion and variances. There were no Protestants.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, the topography in the area dictates that customers park on site or take their business elsewhere. The

ORDER RECEIVED FOR FILING

Date

By

relief requested in the instant Petition would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety and general welfare of the community. The special hearing and variance should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of December 1986 that the herein request for a special hearing to approve the existing off-street business parking area in a DR-5.5 zone and a variance to permit 25 parking spaces in lieu of the required 83, be and are hereby GRANTED, subject to the following restrictions:

- 1) No more than 70 restaurant seats shall be provided within the site.
- 2) Employees shall park in the rear of the building.

Jean M.H. Jung
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 4, 1986

R. Bruce Alderman, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance NW/cor. of Joppa Road and Littlewood Road 9th Election District Case No. 87-207-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a special hearing and zoning variance has been granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung
Deputy Zoning Commissioner

JMH:bjjs

Attachments

cc: Mr. Melvin Handwerker
207 East Redwood Street
Baltimore, Maryland 21202

People's Counsel

DESCRIPTION
0.65 ACRE, MORE OR LESS, PARCEL
NORTHWEST CORNER OF EAST JOPPA ROAD AND LITTLEWOOD ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR A PARKING VARIANCE AND SPECIAL HEARING.

BEGINNING FOR THE SAME on the north side of East Joppa Road and at the end of the fillet line connecting the west side of Littlewood Road with the said north side of East Joppa Road, thence westerly binding on the north side of East Joppa Road the two following courses and distances, (1) with a curve to the left with a radius of 916.47 feet with an arc length of 46.71 feet and a chord bearing South 67 degrees 39 minutes 07 seconds West 46.70 feet, thence (2) South 66 degrees 11 minutes 31 seconds West 58.48 feet, thence northerly (3) North 20 degrees 11 minutes 15 seconds West 225.11 feet, thence (4) North 69 degrees 48 minutes 45 seconds East 130 feet to intersect the west right of way line of Littlewood Road, thence binding on said Littlewood Road (5) South 20 degrees 11 minutes 15 seconds East 194.62 feet to the beginning of the fillet line connecting said Littlewood Road with said East Joppa Road, thence binding on said line South 24 degrees 46 minutes 51 seconds West 35.37 feet to the place of beginning.

CONTAINING 0.65 of an acre of land, more or less.

RLS/aeb KCI Job Order No. 01-86232 September 4, 1986



OFFICE COPY

103 87-207-SPHA **CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 29, 1986.

TOWSON TIMES,

Sharon Stuedes Obeust
Publisher

42.50

103 87-207-SPHA **CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 30, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 30, 1986.

THE JEFFERSONIAN,

Sharon Stuedes Obeust
Publisher

Cost of Advertising

30.25

PETITION FOR SPECIAL HEARING AND VARIANCE NW/cor. of Joppa Road and Littlewood Road Case No. 87-207-SPHA

LOCATION: Northwest Corner of Joppa Road and Littlewood Road DATE AND TIME: Thursday, November 20, 1986, at 11:00 a.m. PUBLIC HEARING: Room 302, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of October, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Melvin Handwerger
Petitioner's Attorney: James E. Dyer
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 87-207-SPHA
Towson, Maryland

District: 9th Date of Posting: 10/24/86
Posted for: Special Hearing + Variance
Petitioner: Melvin Handwerger
Location of property: NW/Cor. Joppa Rd. + Littlewood Rd.
Location of Sign: Along Littlewood Rd. between E. Joppa Rd. and E. Joppa Rd. + Littlewood Rd.
Remarks: See map of property.
Posted by: M. Handwerger Date of return: 10/21/86
Number of Signs: 2

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW/Corner of Joppa Rd. and
Littlewood Rd., 9th District :
MELVIN HANDWERGER, Petitioner : Case No. 87-207-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Melvin Handwerger, 207 E. Redwood St., Baltimore, MD 21202, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. Melvin Handwerger
207 East Redwood Street
Baltimore, Maryland 21202

October 3, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/Cor. of Joppa Rd. and Littlewood Rd.
9th Election District
Melvin Handwerger - Petitioner
Case No. 87-207-SPHA

TIME: 11:00 a.m.
DATE: Thursday, November 20, 1986
PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
DEPT. OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025952

DATE: 9/1/86 ACCOUNT: 01-615
AMOUNT: \$ 200.00
RECEIVED FROM: Kelly's Butcher Shop
FOR: Full Fee for SPHA Variance Item 103
B 80234444200001 81068
HANDWRITER: PETITIONER
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 7, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-207-SPHA

In view of the subject of this hearing, (that is, a special hearing concerning an existing facility) this office offers no comment.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

PETITIONS FOR SPECIAL HEARING AND VARIANCE

9th Election District

Case No. 87-207-SPHA

LOCATION: Northwest Corner of Joppa Road and Littlewood Road

DATE AND TIME: Thursday, November 20, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to approve an existing off-street business parking area in a D.R. 5.5 Zone in accordance with Section 409.4 of the BCZR. All records have been lost or misplaced concerning the previous approval which would have occurred to the best of our knowledge on or about January, 1970 and has been in existence and used to this date as an off-street business parking area

Petition for Zoning Variance to permit 25 parking spaces in lieu of the required 83 spaces

Being the property of Melvin Handwerger, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONERJEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 12, 1986

Mr. Melvin Handwerger
207 East Redwood Street
Baltimore, Maryland 21202

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/Cor. of Joppa Rd. and Littlewood Rd.
9th Election District
Melvin Handwerger - Petitioner
Case No. 87-207-SPHA

Dear Mr. Handwerger:

This is to advise you that \$102.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

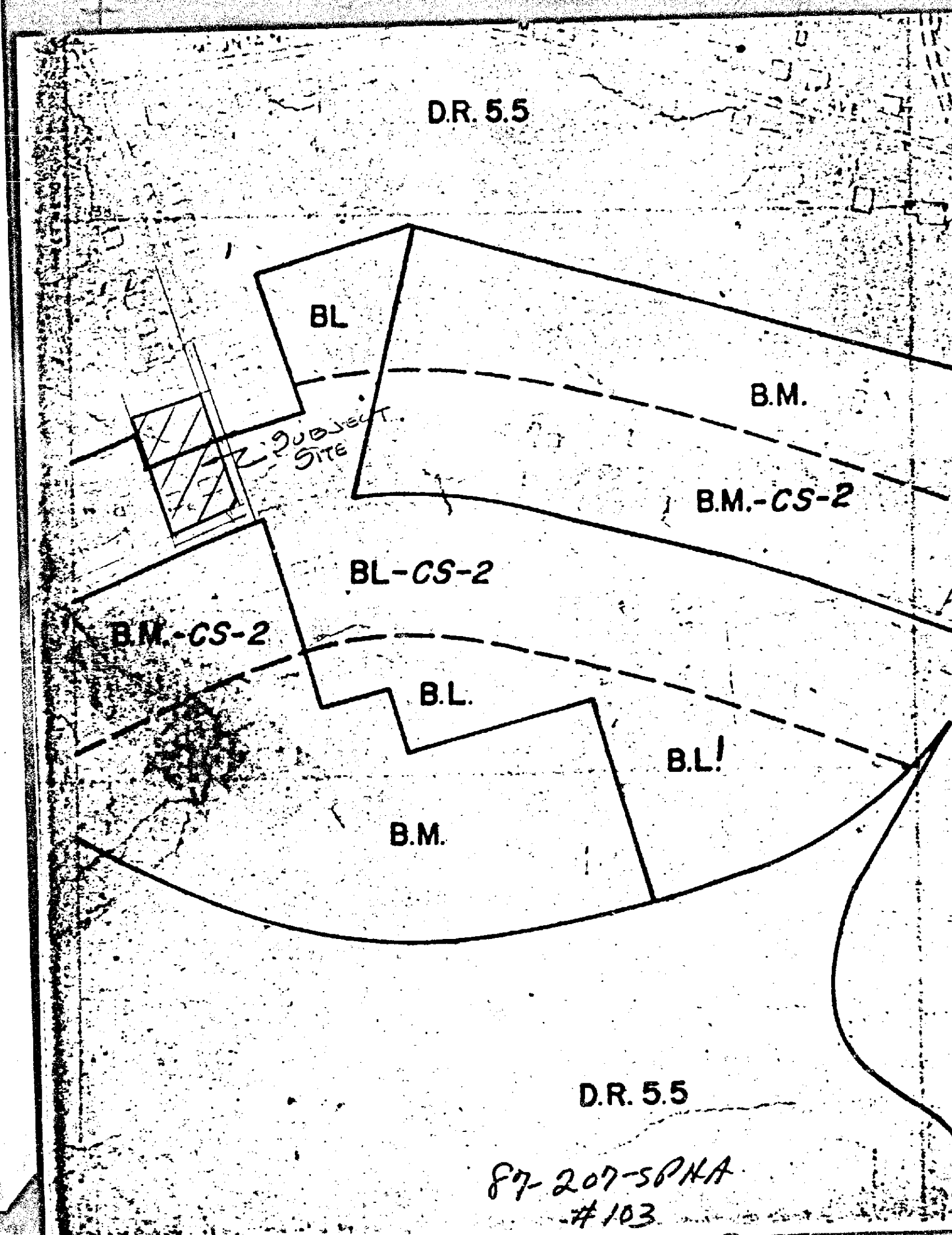
Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please pay this fee to the County, Maryland, and remit this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 025629

DATE: 11-20-86 ACCOUNT: R-01-615-000
AMOUNT: \$ 102.75
RECEIVED FROM: Kelly's Butcher Shop
FOR: Advertising Posting 87-207-SPHA
B 804544441027518 8168
VALIDATION OR SIGNATURE OF CASHIER



November 18, 1986

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 87-207-SPHA

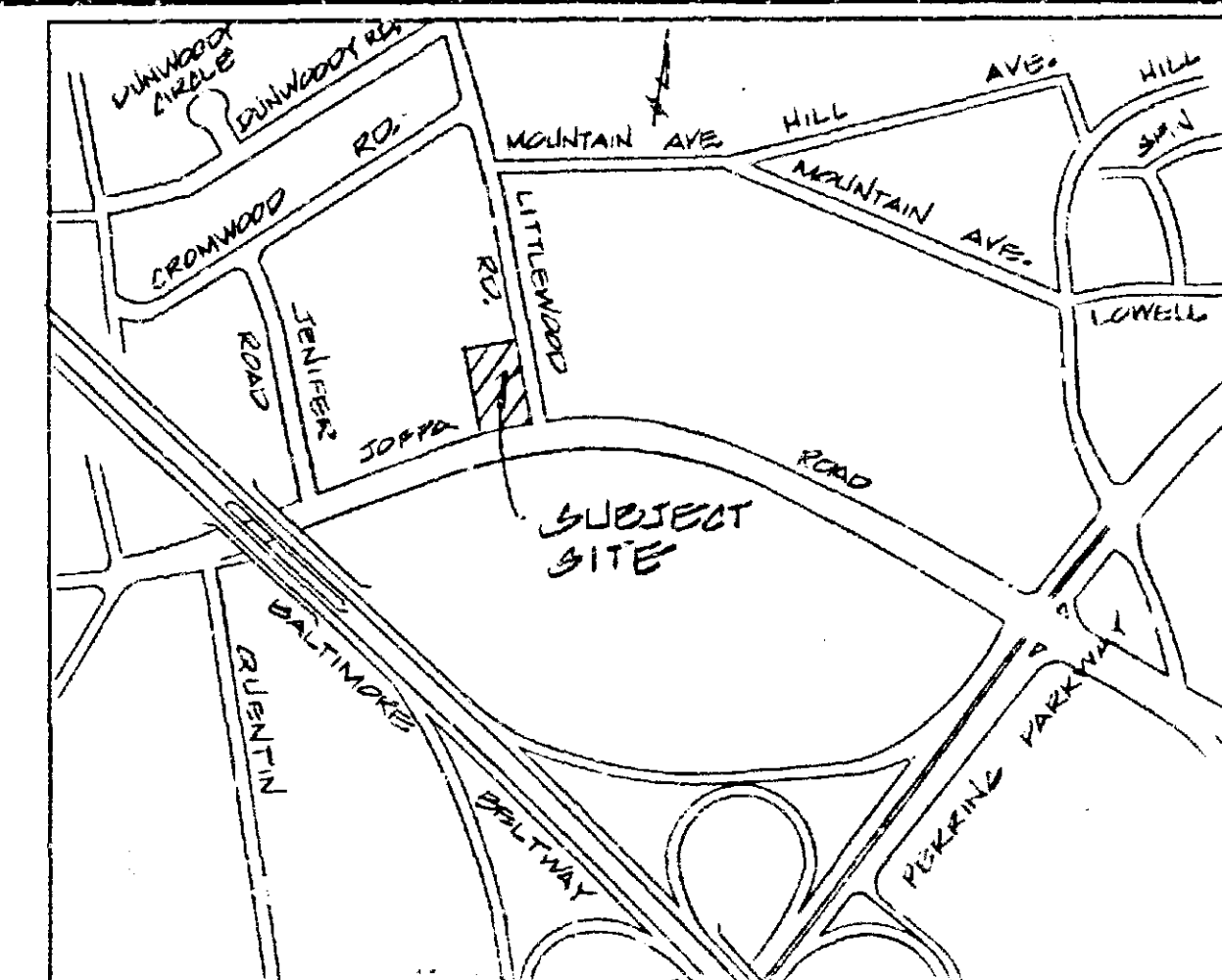
Dear Mrs. Jung:

As a result of business pressures and commitments, the undersigned are unable to attend the public hearing on the above-referenced zoning petition scheduled for 11:00 a.m. Thursday, November 20, 1986. If it becomes necessary or desirable, we will arrange schedules to appear at some future date. In the meantime, we submit the following for your consideration:

1. In addition to Kelly's Butcher Shop & Deli, we are the major tenants in the shopping center located at the corner of Joppa and Littlewood Roads in Baltimore County. We have known the owners of Kelly's for several years and have been pleased with their operation at its present location. We fully understand that the reason for this petition is a proposed expansion by Kelly's into additional area containing approximately 2,745 square feet and the operation, in addition to the existing services, of a specialized type restaurant. We are in full agreement and accord with this proposal and, in fact, support it and respectfully request your favorable consideration.

2. As the owners and operators for many years of the major stores within the subject small shopping center, we have not witnessed or experienced any adverse conditions relating to traffic or parking within the center itself. On the contrary, the spaces presently provided are very adequate to accommodate the needs of the shopping center uses.

3. We are fully aware that the proposed expansion of Kelly's is to include between 60 and 70 restaurant seats and also understand the variance in parking space requirements being petitioned as a result of this expansion. In light of the general hours of restaurant operation and demand, as well as many other factors which we have considered, we do not feel that the



LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF SITE EQUALS 0.65 AC. (28,314 S.F.) GROSS SITE AREA = 0.85 AC. (37,189 S.F.)
2. EXISTING ZONING OF SITE "BL-C32" & "DR-SS"
3. EXISTING USE OF SITE "RETAIL USES"
4. OFF-STREET PARKING DATA:
 - A. EXISTING FOOD MARKET = 2187 SQ. FT. REQUIRING 109 SPACES (1/200 #)
 - B. EXISTING SAVINGS & LOAN ASSOC. = 3186 SQ. FT. REQUIRING 159 SPACES (1/300 #)
 - C. EXISTING CLEANERS = 1800 SQ. FT. REQUIRING 90 SPACES (1/300 #)
 - D. PROPOSED DELI & RESTAURANT = 2745 SQ. FT. REQUIRING 137 SPACES (1/300 #)
 - E. TOTAL SPACES REQUIRED = 82.4 = 83 (SEE NOTE 5)
 - F. TOTAL SPACES EXISTING = 25
5. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 109, 203.9 & 6 OF THE BCZR TO ALLOW A TOTAL OF 83 OFF-STREET PARKING SPACES IN LIEU OF THE REQUIRED 83 SPACES, A VARIANCE OF 35 SPACES.
6. SITE IS LOCATED IN THE WHITE MARSH DRAINAGE AREA.
7. PUBLIC UTILITIES EXIST AT THIS SITE.
8. ALLOWABLE FAR = 111,367 SQ. FT. (37189 X 3); EXISTING FAR = 0.25 (9910 X 28.34)

PARKING NOTES FOR PARKING IN A 'DR-SS' ZONE

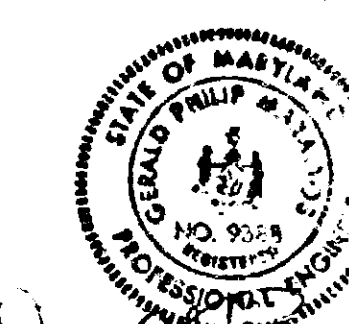
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
2. NO LOADING, SERVICE, OR AN USE OTHER THAN PARKING IS PERMITTED.
3. LIGHTING WILL BE DIRECTED AWAY FROM ADJACENT RESIDENCES AND WILL BE USED ONLY DURING PERIODS OF LOW VISIBILITY AND THE HOURS OF DARKNESS AS "SECURITY LIGHTING".
4. SCREENING IS PROVIDED ALONG THE NORTH PROPERTY LINE.
5. THE PARKING AREA IS PAVED AND PROPERLY DRAINED.
6. PARKING SHALL BE ALLOWED ONLY FOR THE HOURS THAT THE STORES ARE OPEN.

REASONS FOR SPECIAL HEARING

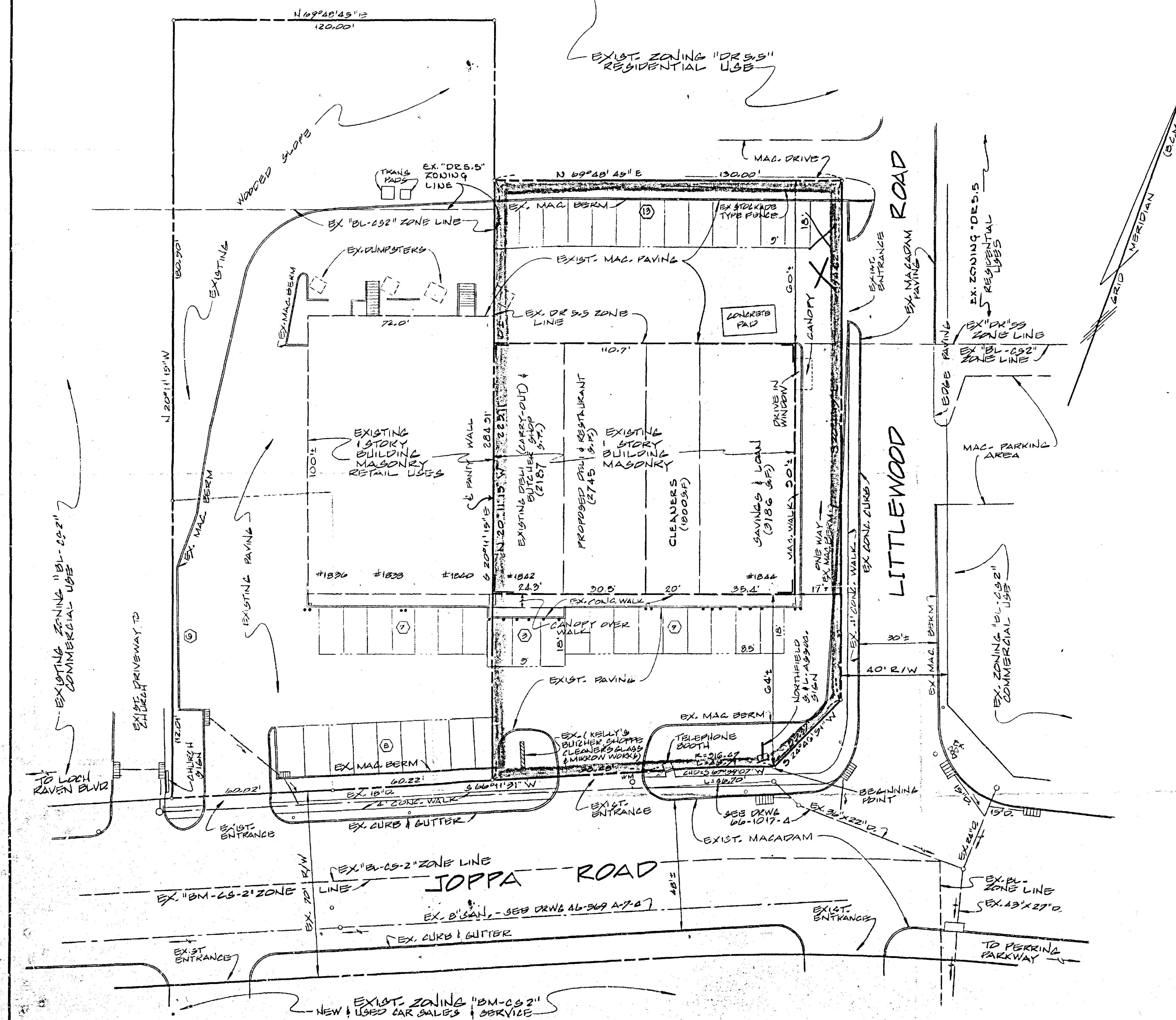
THE SUBJECT SITE WAS APPROVED ON OR ABOUT JANUARY 1973 WITH PARKING IN A 'DR-SS' ZONE & HAS ENJOYED CONTINUAL OPERATION AS A NEIGHBORHOOD CONVENIENCE CENTER TO THIS DATE. THE PURPOSE OF THE SPECIAL HEARING IS TO REAFFIRM THE PREVIOUSLY APPROVED PARKING PERMIT IN ACCORDANCE WITH SECTION 403.4 OF THE BCZR.

PETITIONER'S EXHIBIT 1

#103
2 pages
87-107-SPH



John H. Mangos



Drafting E.S.	DATE	REVISIONS	KIDDE CONSULTANTS, INC. ENGINEERS • SURVEYORS • PLANNERS 1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5503	ELECTION DISTRICT NO. 9 COUNCILMANIC DISTRICT NO. 6 CENSUS TRACT 471201 2000 REP. 16007-846 ACCT NO. 6-00-001834	PLAT TO ACCOMPANY PETITION FOR PARKING VARIANCE & SPECIAL HEARING NORTHWEST CORNER EAST JOPPA ROAD & LITTLEWOOD ROAD	SHEET OF 1	DATE SEPTEMBER 3, 1982 SCALE 1"=20'	JOB NUMBER 1-00232
Check E.L.S.								
Design								
Check								

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner
for Baltimore County
November 18, 1986
Page Two

contemplated expansion and additional usage will cause an overburdening and resulting adverse impact to the parking within the center or traffic within the surrounding area.

Respectfully submitted,
NORTHFIELD SAVINGS & LOAN
ASSOCIATION

By: G. Ronald Johnson
G. Ronald Johnson,
Vice President

PRICE-LESS CARPET

By: Ernest Lowy
Ernest Lowy, Owner

TOWSON PAINT AND HARDWARE COMPANY

By: Dale Woodward
Dale Woodward, President

PDG PRINT AND COPY COMPANY

By: P. David Geisler
P. David Geisler, President

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

OCTOBER 27, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 23, 1986
Item # 103
Property Owner: MELVIN HANDWERGER
Location: NW/CORNER JOPPA RD. &
LITTLEWOOD RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
☒ A County Review Group Meeting is required.
☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
☐ A record plat will be required and must be recorded prior to issuance of a building permit.
☐ The access is not satisfactory.
☐ The circulation on this site is not satisfactory.
☐ The parking arrangement is not satisfactory.
☐ Parking calculations must be shown on the plan.
☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☐ The amended Development Plan was approved by the Planning Board on _____
☐ Landscaping: Must comply with Baltimore County Landscape Manual.
☐ The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____
☐ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
☐ Additional comments: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 103, Zoning Advisory Committee Meeting of 9-23-86
Property Owner: Melvin Handwerker
Location: NW corner Joppa Rd. and Littlewood Rd. District 9
Water Supply: meteo Sewage Disposal: meteo

COMMENTS ARE AS FOLLOWS:

- ☒ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
☐ Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
☐ Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
☐ If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

11/20/86 87-207-SHA

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Melvin Handwerker

Location: NW/corner Joppa Road and Littlewood Road

Item No.: 103

Zoning Agenda: Meeting of 9/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: C. E. B. Bunker Noted and Approved: Paul H. Reincke
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS:

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. Melvin Handwerker
Petitioner: Melvin Handwerker
Petitions for Special Hearing and
Zoning Variance

RE: Item No. 103 - Case No. 87-207-SPHA
Petitioner: Melvin Handwerker
Petitions for Special Hearing and
Zoning Variance

Dear Mr. Handwerker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to this case. The development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Kilde Consultants
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

October 2, 1986

Item No. 103 -ZAC-
Property Owner: Melvin Handwerker
Location: NW/CORNER JOPPA ROAD & LITTLEWOOD ROAD
Existing Zoning: D.R. 5.5 and B.L.-C.S. 2
Proposed Zoning: Special Hearing to approve an existing off-street business parking area in a D.R. 5.5 zone in accordance with Section 409.4. (All records have been lost or misplaced concerning the previous approval which would have occurred to the best of our knowledge on or about 1/70, and has been in existence and used to this date as an off-street business parking area. 0.65 acres 9th Election District

Area:
District:

Dear Mr. Jablon:

The requested variance to parking can be expected to cause congestion in the residential area behind this site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 103 Zoning Advisory Committee Meeting of 9-23-86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
() If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
() Others _____

Jan J. Forrester
Jan J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Chairperson Date: September 29, 1986

FROM: C.E.B. Bunker, Chief, Building Plans Review, Department of Permits & Licenses

SUBJECT: Zoning Advisory Committee Meeting
Scheduled September 23, 1986

ITEM #101	See Comments
Item #102	Not Ready on Agenda
Item #103	No Comment
Item #103-A	See Comments
Item #104	Standard Comments
Item #105	See Comments
Item #106	See Comments
Item #107	Standard Comment
Item #108	See Comments
Item #109	Standard Comments
Item #110	Standard Comments
Item #111	See Comments
Item #112	No Further Comments
Item #113	See Special Memo of Comments
Item #114	Standard Sign Comment
Item #115	Standard Comment

CEB/vw